

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3760
TUESDAY, NOVEMBER 20, 2012
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Claire Fishman, Dudley Williams, Roger Quick, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm.

Regular Meeting

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 074-12 – King Low Heywood Thomas School, Inc.** requesting a modification to a previously approved Special Exception to increase school enrollment by an additional 35 students bringing the enrollment cap to 720 students for the King Low Heywood Thomas School located at 1450 Newfield Avenue in RA-1 district.

Mrs. Dell opened hearing. Mr. Dumais read the application into the record. Mrs. Dell postponed this application at the request of the applicant until December or January.

2. **ZBA Appl. 071-12 – Charles & Marie E. Joassin** requesting variances of rear yard setbacks and building area, lot coverage to construct an addition to an existing duplex unit at 15-17 George Street in a R-7½ zoning district.

Mr. Dumais read the application into the record and explained the request to the Board.

Mrs. Dell sat Mr. Tepper in place of missing Board Member Michael Totilo. After a brief discussion, Mr. Tepper moved to recommend approval of the variance. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

3. **ZBA Appl. 073-12 – Lori Bell & John Scannell** requesting variance of building area, lot coverage to construct an addition to an existing single family home located at 188 Van Rensselaer Avenue in the R-10 zoning district.

Mr. Dumais read the application into the record and explained the request to the Board.

Mrs. Dell sat Mr. Naumowicz in place of missing Board Member Michael Totilo. The alternate members will switch voting in place of Mr. Totilo.

After a brief discussion, Mr. Williams moved to recommend approval of the variance. Mr. Naumowicz seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Naumowicz).

4. **ZBA Appl. 070-12 – Robert Mazza** requesting variance of Section 6A to permit an accessory structure to be located in a front yard at 841 Riverbank Road in a RA-2 zoning district.

Mr. Dumais read the application into the record and explained the request to the Board.

After a brief discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

5. **ZBA Appl. 069-12 – Summer & Seventh Properties, LLC** requesting variances of front yard setback requirements and of Section 7K to permit the construction of a 6'x8' canopy over an existing ATM machine located at 2386 Summer Street in a C-L zoning district.

The application was read into the record. Mr. Williams rejoined the other Board members at the table.

After a brief discussion, Mrs. Dell postponed review on this variance for additional information from the Applicant.

Planning Board Meeting Minutes:

Meeting of 9/18/12

Mrs. Dell postponed voting on these minutes until next week.

Meeting of 10/23/12

Mr. Williams moved to recommend approval of the minutes as submitted. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 5-0 (Dell, Williams, Fishman, Naumowicz and Tepper). Quick not voting.

Meeting of 11/2/12

Mr. Tepper moved to recommend approval of the minutes as submitted. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 4-0 (Dell, Williams, Naumowicz and Tepper). Quick and Fishman not voting.

Meeting of 11/13/12

Mrs. Fishman moved to recommend approval of the minutes as submitted. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 5-0 (Dell, Williams, Fishman, Quick and Naumowicz). Tepper not voting.

Old Business

10. **Subdivision Application #4001 Alice Ryan**, request of a 90-day extension of time to file the final subdivision map.

After a brief discussion, Mr. Williams moved to recommend approval of the subdivision. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

There being no further business, Mrs. Dell adjourned the regular meeting at 7:30 pm and opened the continuation of the Joint Public Meeting to discuss the Capital Budget. She introduced members of the Planning Board, Kathleen Murphy from the Board of Finance and Frank Cerasoli from the Board of Representatives.

Joint Public Meeting

Capital Budget Presentations FY 2013/14-2020:

Mr. Williams moved to take the presentations out of order and to begin with the Board of Education. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

k) Board of Education

Peter Privitera from OPM was present to make the presentation to the Board. He described that all the Boards had approved \$35M in capital of which approximately \$6M goes to the Board of Education (BOE). Within this current opportunity of low interest bonds, the Mayor has asked OPM to meet with the BOE to structure a new issue, go back to BOE and issue \$25M and an additional \$18M in bricks and mortars projects. Significant capital is needed in the schools, they want to address real needs and OPM contacted Chairman Dell and informed her and then return to BOE and explain process to BOE.

Process would go to this Board first as Supplemental in first week of December and make its way through all Boards. We are in a low-interest environment, work identified is right out of the request.

This was done with understanding that will ask for "O" this year and get this money now.

Short Term Capital

Want to avoid including short term in the Bond issue. Still vendor discussion for tech.

Mr. Williams – This will include bricks and mortar, but will it include tech?

BC – They are under mandate. Mr. Privitera answered this.

Mr. Williams – Won't include athletic fields.

Mr. Tepper – Explain what you mean by next cycle – 13/14 or 14/15?

Peter Privitera – There is a two-year window to complete this work.

Mr. Tepper – Has this gone beyond BOE to other city agencies?

Peter Privitera – Doing this to save dollars on dept. and to save dollars in BOE efficiencies projects? On city side, looking to scale back city side by 3.5 million to be equitable.

Mrs. Dell – This isn't a guarantee to think projects will pass all of the Boards.

KM – This is interesting. Safe debt letters. This isn't necessarily a great loan interest environment or for bids. Won't be able to spend the money in time. In quarterly _____ projects report projected spending is 3.7 million, to have dollars in the bank.

Peter Privitera – Issue here is that the work will be done eventually, concerns about having work done in a time frame.

KM – Schools desperately need money. It's fantastic.

JF – Trying to get a backlog to address our deficiencies to get us beyond a hump.

CLC

Barbara Karvin Kester, Executive Director CLC, currently providing 1000 families across 7 sites affordable child care services, largely comprised of Hispanic and African American children and families below 75% of AML. Need to replace fascia board that surrounds roof of Palmers Hill facility. Rotted through, beyond repair, needs to be replaced, poses a health and safety risk. Pest, especially bee infestation, because of holes in building and come in contact with children.

Mrs. Dell – Put in some amount in out-years because it's not included in amounts but is described.

Short Term – Vehicles

Michael Scacco, Vehicle Maintenance Manager (Distributed handout for Board detailing request). Explained differences in copies.

Solid Waste Department

Mr. Quick asked if we are going to go to single-arm/driver truck system.

Mr. Scacco – Great idea but not feasible for certain areas in the City.

Mr. Tepper – Don't give us age of units being replaced.

Mr. Scacco – On second page, give age of units – age isn't necessarily an issue.

Mr. Tepper – Any residual value on any items being replaced? (How are vehicles going to be prioritized across depts./agencies?)

Mr. Scacco – Went through each item on his handout.

Mr. Dumais – Listing you have –is that the range of priority?

Mr. Scacco - Not in order. This is what departments feel they need.

Tony Romano – Will give us priority by department. Discussed this today.

Mr. Dumais – Instead of going through each item, would like to give Board an opportunity to ask questions.

Mr. Williams – What make of patrol cars are you buying?

Mr. Scacco – Decision hasn't been made.

Mr. Tepper – In Engineering, there are 4 additional personnel that require cars?

Mr. Scacco – Yes, shows up on line 11.

Mr. Williams – No. 16, what is a rear-mount high ranger truck?

Mr. Scacco – It's a cherry-pic.

Mr. Tepper – Helpful if given an idea of maintenance costs on all requested unit and what it saves in dollars.

Mr. Quick – This list doesn't include replacement fire trucks. What is mason truck?

Mr. Scacco – Spected out to do one-stop shopping for all masonry work.

Mrs. Dell – No requests in out-year? Is this a real request?

Mr. Scacco – No.

TND – Exam looking at using personal vehicles and paying employees mileage, or sharing the vehicles versus buying new ones?

Mr. Orgera – We are looking at going towards a city-wide system.

KM – Question on dollars received. Where has it gone?

Mr. Scacco – Dollar amount doesn't keep up to pace where we need to be year/in and out, need to be on a better replacement schedule.

Office of Public Safety, Health & Welfare

Police Emergency Communication Center – Replace back-up generator in building, over and above generator that supplies back-up power to this building. This is a generator to back up the 911 System in the Government Center. Generator now 25 years old and produces "dirty" power under load. \$127 thousand is double the cost of a 250 KW generator. If approved, we would go forward on more detailed design. This building was designed as an office building, not for its present use.

Mrs. Dell – Should we look now or get more additional information to do this?

Mr. Tepper – What does this temperature cover? 911 services, not cooling.

Mrs. Dell – Need to see all components to get more details and bring back to us.

Jail Cell Upgrade – Scott Duckwort Lt. – Bring up to norm for industry.

Mr. Williams – Didn't we do this last year?

Mrs. Dell – What is difference for rise in cost, need to get additional funds.

Mr. Tepper– Get an answer on exactly what needs to be done.

Fire Apparatus

Ted Jankowsky, Director of Public Health Safety & Welfare – Outlined each Stamford Fire apparatur including the volunteer departments (page 5).

TND – Asked question about out year – if they are real numbers.

Mr. Dumais – With election and vote and consolidation is it going to be necessary to keep equipment at each station. Was there a need to put all requests in this year.

KM – What is lead time from release of delivery from funds to receiving delivery of vehicles? This is type of project that could be spent away and it's a safety issue.

Mr. Quick – Question on Belltown truck. What does a new one cost and doesn't it make sense to get one?

Fire Training Center – It's a money-making facility for the City.

Mrs. Fishman – Does State or other towns pay us to use this?

T. Jankowsky – Yes

Mr. Teppar – How many Stamford people go through this each year?

T. Jankowsky – Couldn't say.

Mr. Dumais – Why did the figure jump so much from the \$350? Why was it so important that it had to come through us as a supplemental and nothing has been done.

KM – Seems like an opportunity to have a regional funding facility and getting info on business we shouldn't be in.

Jay Fountain – Supplemental was to insure it could get into this fall's bond issue.

Mr. Teppar – Why do we have to go this route when we have been able to make due to this point?

Central Fire HQ Renovation – HVAC system to replace.

Facilities Improvements – Flooring replacement, get rid of carpeting. Do we know what all balances in account are, \$70K to be absorbed by this. Carpeting not capital expense.

KM – Still question if it's a real capital or not.

West Side Fire Station

Hydrant Replacement – Frank Cerasoli – what happened to out year request for out years.

Mr. Dumais – This is recurring cost.

East Side Fire Station – What existing balance is since no money was included last year.

South End Fire Station

Mr. Dumais – Not sure that this can be considered capital.

Smith House

R. Munislow, new Ex. Director of Smith House – Projects are prioritized. Roof replacement which is in excess of 23 years old.

Solar conversion of heating – Grant funds from State, \$50 City funds, rest come from State/Feds in grants.

Generator Replacement – Generator is from 1970's and is beyond its life expectancy.

Big 5 Volunteers

Belltown - \$125 building upgrades. This is money on top of previously approved/appropriated dollars.

Springdale – Grant Kelley, Asst. Chief – Building ext. repair last year \$165, additional to \$100. Combine projects

Pg. 23, Turn of River

Mr. Quick – is Station 2 going to be manned?

Mr. Williams – Is boiler working, can this wait? Will it survive winter?

Long Ridge

Ferguson Library

Ernie D'Mattia provided Board with a budget request book. Question about previous \$ and out year accounting of funds. Best we can do is tell you what we need right now and let you make your decision.

Mrs. Dell – Discussion on what is capital/operating expense.

Mr. D'Mattia – We had to cut \$200K out of salaries.

Peter Privitera – To say don't have money in operating isn't a reason to capitalize the funds.

Digitilization Request – DW/TD – both were very supportive of this project.

KM – Would look at legal issues of who owns right.

Technology & Equipment – 4 projects, PC replacement.

New Business:

Old Business:

There being no further business, Mrs. Dell adjourned the meeting at 8:45 pm.

Respectfully Submitted,

*****DRAFT*****

*****DRAFT*****

*****DRAFT*****

Theresa Dell, Chair
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.